

CITY OF SAN JOSÉ, CALIFORNIA
 Department of Planning, Building and Code Enforcement
 801 North First Street, Room 400
 San José, California 95110-1795

Hearing Date/Agenda Number
 H.L.C. 01/08/03 Item 3.c.

File Number
 HP02-024

Application Type
 Historic Preservation Permit

Council District SN
 3
 NA

Planning Area
 Central

Assessor's Parcel Number(s)
 259-42-043

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Sally Notthoff Zarnowitz

Location: South west side of S. First Street approximately 200 feet north of East San Carlos Street (211 S. First St.)

Gross Acreage: 0.55 Net Acreage: 0.55 Net Density: n/a

Existing Zoning: CG Commercial General Existing Use: Montgomery Hotel, City Landmark No. HL00-120

Proposed Zoning: No change Proposed Use: Montgomery Hotel, City Landmark No. HL00-120

GENERAL PLAN

Completed by: SNZ

Land Use/Transportation Diagram Designation
 Core Area

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SNZ

North: CG Commercial General Hotel Plaza and Parking

East: CG Commercial General Building Federal Building, UA Theatre, Twohy

South: CG Commercial General Surface Parking

West: CG (PD) 7390 Planned Development Senior Center

Completed by: SNZ

☒ Environmental Impact Report
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☐ Exempt
☐ Environmental Review Incomplete

FILE HISTORY

Completed by: SNZ

Annexation Title: Original City

Date: 3/27/1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Approval
☐ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date: Jan. 8, 2003

Approved by: _____
☐ Action
☒ Recommendation

| OWNER | DEVELOPER | ARCHITECT |
|---|--|--|
| Montgomery Hotel Group, LLC 150 Almaden Blvd. Suite 700 San Jose CA 95113 | San Jose Redevelopment Agency 50 W. San Fernando St. San Jose CA 95113 | Page & Turnbull, Inc. 724 Pine Street San Francisco CA 94108 |

| | |
|---------------------------------|-------------------|
| PUBLIC AGENCY COMMENTS RECEIVED | Completed by: SNZ |
| Department of Public Works | |
| None | |
| Other Departments and Agencies | |
| None | |
| GENERAL CORRESPONDENCE | |
| None | |
| ANALYSIS AND RECOMMENDATIONS | |

BACKGROUND

The applicant, Montgomery Hotel Group, LLC is requesting a Historic Preservation Permit to allow changes in the proposed storefront material for City Landmark No. HL00-120, The Montgomery Hotel. A previous HP Permit (HP02-009) was approved in 2002 to allow exterior changes and landscaping to the Hotel. The site is located in the CG Commercial General Zoning District with a San José 2020 General Plan Land Use/Transportation Diagram designation of Core Area.

The Montgomery Hotel is the second and oldest surviving of T. S. Montgomery's South First Street commercial buildings. It is significant for its contribution to the pattern of commercial development of downtown San Jose during the early 20th century. The Montgomery Hotel is associated with both T.S. Montgomery and architect William Binder, two individuals who made significant contributions to the development of San Jose. The construction of the Hotel in San Jose in 1910 is regarded as a mark of growth and prosperity for a city anticipating an increase in business and tourism. This hotel is a four-story reinforced concrete Class "A" building said to be one of the earliest of this construction type in San Jose, and at the time, considered "absolutely fireproof."

The Director of the Redevelopment Agency of the City of San Jose approved a Site Development Permit to allow The Montgomery Hotel to be moved south to its new location on January 29, 2000. The Redevelopment Agency worked in coordination with the State Office of Historic Preservation (OHP) to ensure that the relocation project was done as sensitively as possible in order to maintain the building's National Register eligibility. The State Historic Preservation Officer was supplied with plans and specifications for the relocation of the building. The OHP stated that the impacts to the exterior of the Montgomery Hotel were mitigated below a level of significance during the relocation.

ENVIRONMENTAL REVIEW

Environmental review for this project is covered by the re-use of the “Fairmont Hotel Expansion Supplemental Environmental Impact Report” and findings were adopted by City Council Resolution #67982, on March 17, 1998.

GENERAL PLAN CONFORMANCE

This property has a General Plan designation of Core Area Commercial. The proposed project and existing commercial hotel uses are consistent with the General Plan Land Use Transportation Diagram designation of Core Area Commercial.

PROJECT DESCRIPTION

The current alteration proposes to install new custom painted aluminum storefront and transom windows with clear and patterned glass to match the profiles of the previously approved windows.

The previously approved Historic Preservation Permit allowed the installation of a new steel storefront and wood transom windows with clear and patterned glass. It also allowed other work including the installation of a new sheet metal and glass canopy, new GFRC column cladding, repair and replacement of the wood trellis, restoration of existing wood double-hung windows on the north and east elevations, replacement of existing windows on the west and south elevations with new aluminum double-hung windows and the installation of new landscaping to the north of the building.

In addition to obtaining an Historic Preservation permit the applicants are pursuing the federal Rehabilitation Tax Credits and are participating in that certification process with the State Office of Historic Preservation (OHP) and the National Park Service (NPS).

ANALYSIS

The primary project issue is conformance with the Secretary of the Interior’s Standards for Rehabilitation. The project conforms to the Standards in general, and in particular to Standards Nos.1 and 9.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The building will be used in a manner consistent with its original use. The original storefront and transom window systems have been removed. The proposed installation of new storefront and transom window systems will not destroy historic material and is intended to be compatible with the restored historic facade. The new

work is compatible in massing, size and scale. The head, jamb and sill profiles of the proposed painted aluminum storefront and transom windows will match those of the previously approved project.

COMMUNITY OUTREACH

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission find that the proposal conforms to the Secretary of the Interior's Standards and recommend approval of the proposed alterations to the Director of Planning with standard conditions.

Attachments:

? DPR

Pbce001/Planning Files/Historic Preservation/2002/HP02-024 HLC SR